

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-23524 - VARIANCE - PUBLIC HEARING - APPLICANT: FF DEVELOPMENT, LP - OWNER: FAIRFIELD CENTENNIAL, LLC - Request for a Variance TO ALLOW A RETAINING WALL HEIGHT OF 12 FEET WHERE THE MAXIMUM RETAINING WALL HEIGHT IS SIX FEET ON THE NORTH, SOUTH AND EAST PROPERTY LINES, AND TO ALLOW A TOTAL HEIGHT OF 15.5 FEET WHERE THE MAXIMUM TOTAL HEIGHT OF RETAINING AND SCREENING WALLS IS 12 FEET FOR A PROPOSED 414-UNIT CONDOMINIUM DEVELOPMENT on 15.5 acres on the south side of Centennial Parkway, approximately 340 feet east of Puli Road (APNs 126-25-101-001, 002, and 005), PD (Planned Development) Zone under Resolution of Intent to R-4 (High Density Residential) Zone, Ward 6 (Ross).

C.C.: 10/17/2007

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda – Protest postcards for Items 29 and 30

Motion made by SAM DUNNAM to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

DAVID STEINMAN, [NAME NOT FOUND], LEO DAVENPORT, GLENN TROWBRIDGE, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-BYRON GOYNES)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 29 and 30.

ANDY REED, Planning and Development Department, noted revised plans had been received for this project and stated the conditions for Item 30 had been changed to reflect some minor revisions. With regards to the Variance request, he stated the site has no hardship which requires the construction of over-sized walls and recommended denial of both applications.

CHRIS KAEMPFER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He explained that the variance was only needed in a few areas where drainage channels enter the property and that the increased wall height was intended to slow the flow of flood waters as they enter the property.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 29 and 30.

